

Walker, Susan

From: Scott Turner <scott@turnerresidential.com>
Sent: Friday, May 03, 2013 8:51 AM
To: Walker, Susan
Subject: FW: Variance

C15-2013-0024

This is from the neighbor adjacent to the protected trees for the variance at 2501 E. 4th. I spoke with Leon Hernandez with Buena Vista NA yesterday and he said he had left you a message. His number is 922-0181.

Thanks,
Scott

Scott Turner, owner/broker
Turner Residential/Riverside Homes

o 512-473-9930
f 512-473-9933
c 512-751-5358

Turner Residential



Riverside Homes 

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From: Thomas McMillin [mailto:thomasmcmillin@comcast.net]
Sent: Thursday, May 02, 2013 5:05 PM
To: Scott Turner
Subject: Variance

To whom it may concern,

My name is Thomas H. McMillin and my wife, Lupe and I live at 2502 East 3rd Street, adjacent to the Turner planned construction proposed for Lot 1, Block 1, Chernosky Subdivision. The legal description for our tract is Lot 2, Block 1, Chernosky Subdivision.

Our main concern with the construction on the adjacent Lot 1 is the preservation of the Heritage trees on this lot and specifically the 3 trees along the property line between our Lot 2 and vacant Lot 1. Mr. Scott Turner is the developer of the tracts currently in the name of the Getsemani Pentacostal Church and being described as Lots 1 and 12, Block 1, Chernosky Subdivision. He is asking the City of Austin for a variance to decrease the minimum side street setback from 15 feet to 5 feet for a proposed single family residence on Lot 1, Block 1,

Chernosky Subdivision (Case # C15-2013-0024). The proposed 5 foot setback would allow construction outside of critical root zones of the Heritage trees in question now located on Lot 1, Block 1, Chernoskey Subdivision. We will support the requested variance so that these Heritage trees located on vacant Lot 1 can be preserved and protected during the construction of the single family residence now being proposed.

Thomas H. McMillin and Lupe G. McMillin
2502 East 3rd Street
Austin, Texas 78702

512 576-1631



TO: Jeff Jack, Chair
Board of Adjustment Members

FROM: Keith Mars, City Arborist Program
Planning and Development Review

DATE: May 13, 2013

SUBJECT: Protected and Heritage Trees at 2501 E. 4th Street

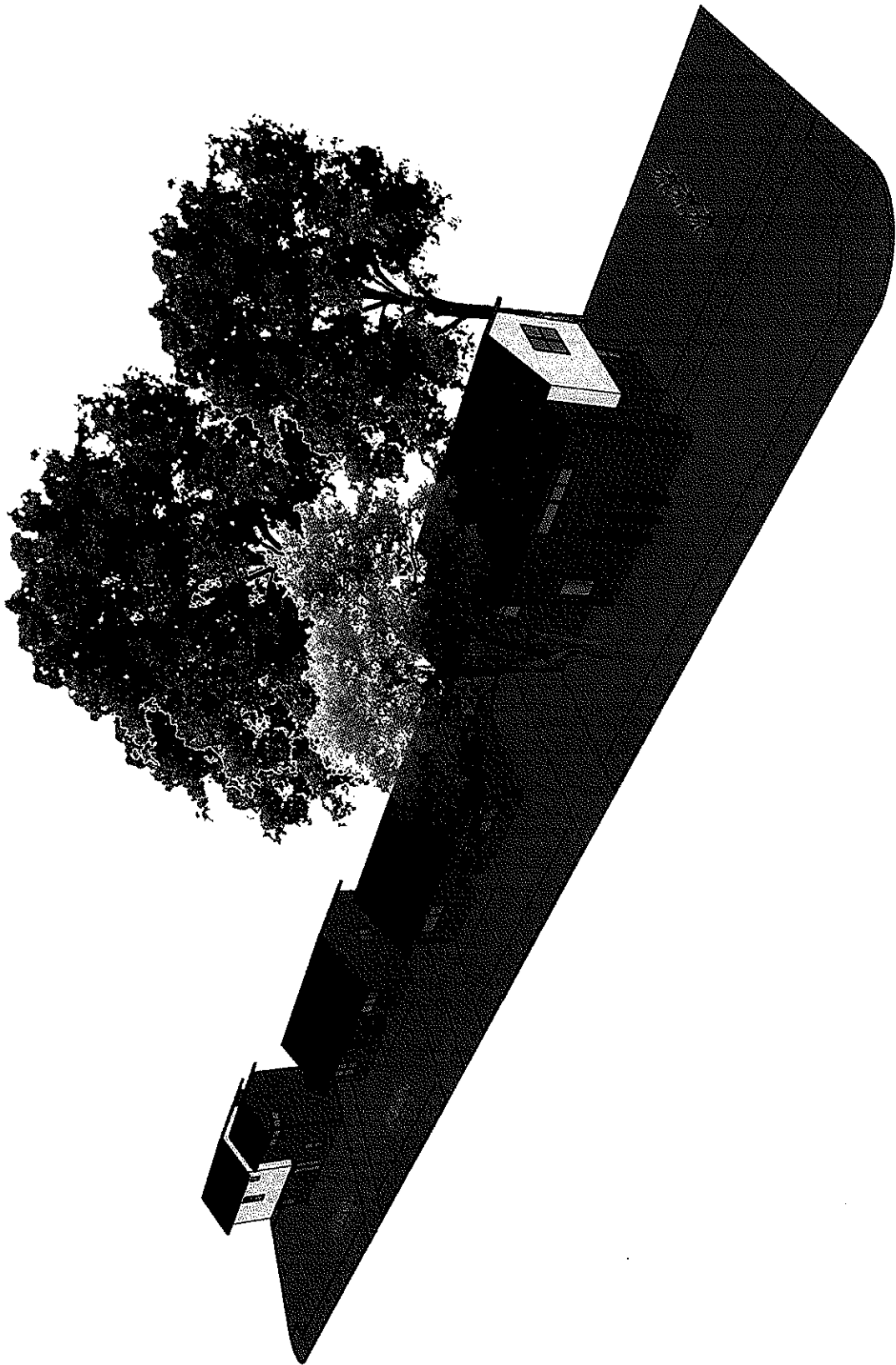
At the request of the applicant, Scott Turner, on Monday April 29, 2013, I assessed three trees and development plans associated with 2501 E. 4th Street. The purpose of my involvement was to perform a basic assessment of tree health and structural condition and determine allowable development impacts based on existing and requested street setbacks.

The three trees are Pecan (*Carya illinoensis*), with diameters of 22.5", 29" and 32.5", and are recognized as protected (22.5") and heritage (29" and 32.5") trees per the Land Development Code. A ground-based visual assessment suggests the trees are biologically and structurally sound. Thus, it is expected these trees will be preserved in forthcoming development. The conceptual plans, based on a 5' rather than a 15' side-street setback, are compliant with critical root zone impacts. Conversely, with current setback requirements it appears impacts in the ½ critical root zone would occur. Canopy pruning regulations must also be met, but cannot be reviewed until building elevations are known. However, it is expected that pruning will not exceed the allowable 25 percent.

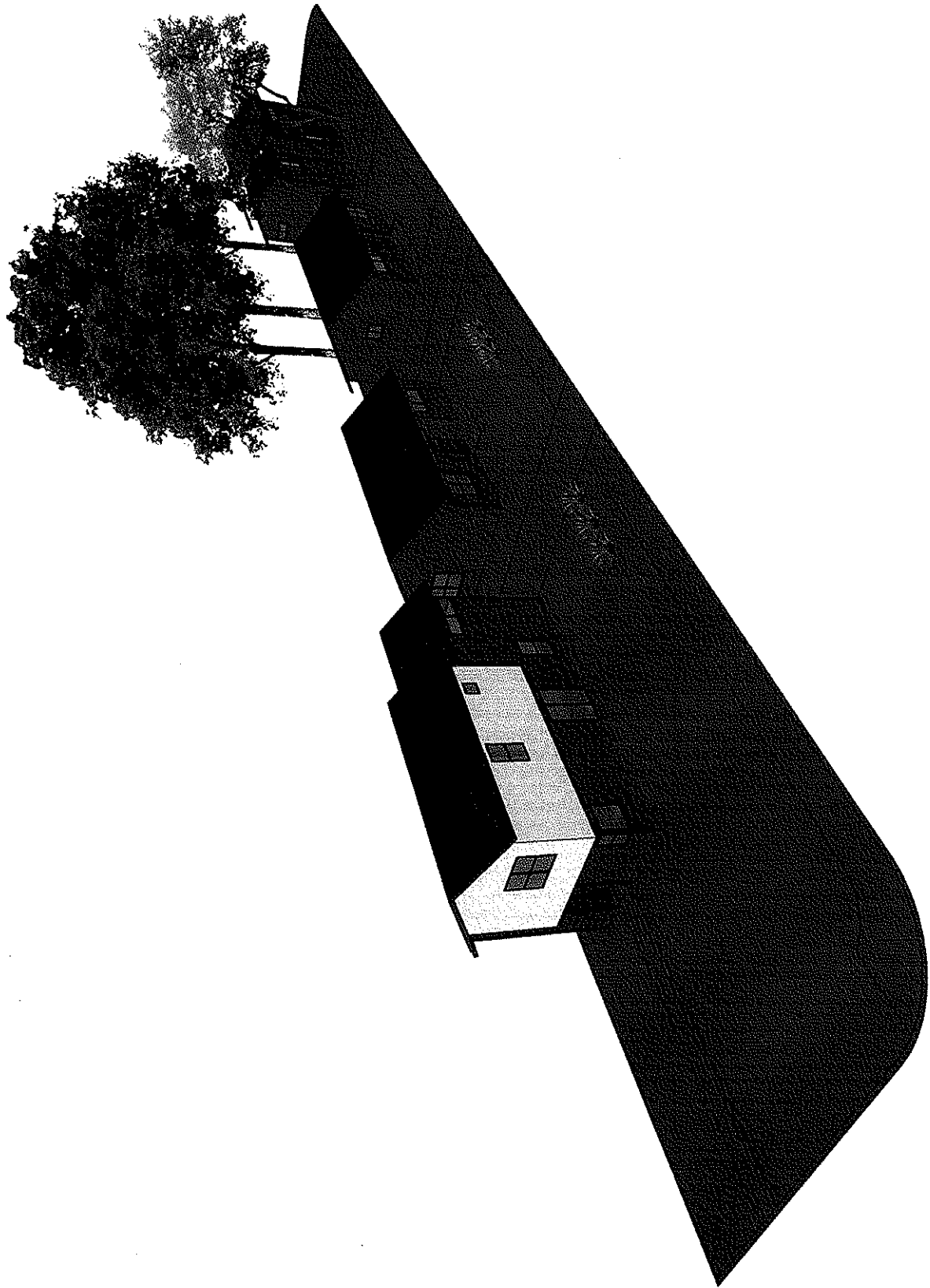
If you have questions or need further details, please contact me at 974-2755 or keith.mars@austintexas.gov. Please note I will be out of the office the third week of May. If you have questions the day of the hearing, please contact Michael Embesi at 974-1876 or michael.embesi@austintexas.gov.

Regards,

Keith Mars, Environmental Program Coordinator
City of Austin Arborist Program
Planning and Development Review Department

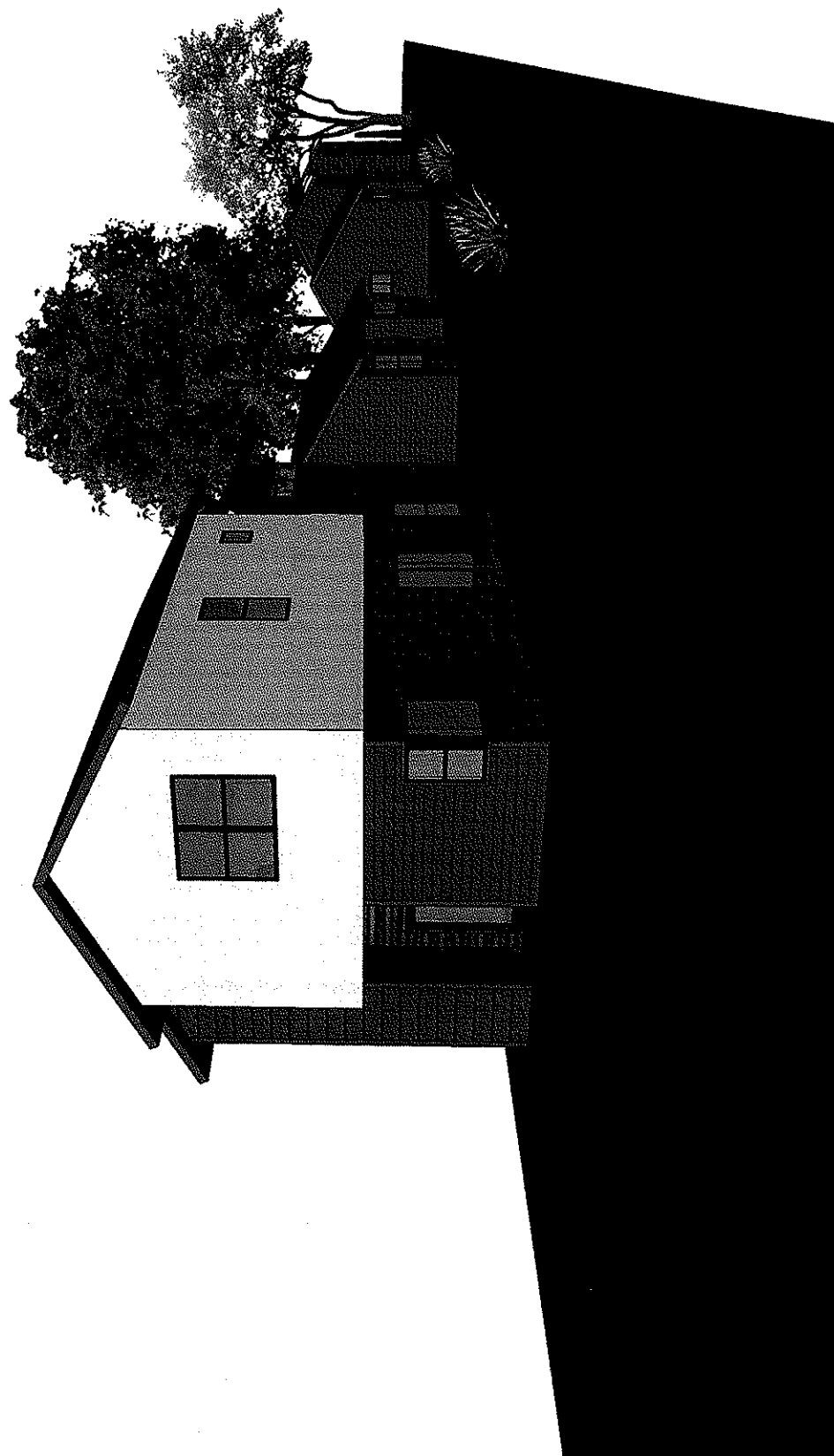










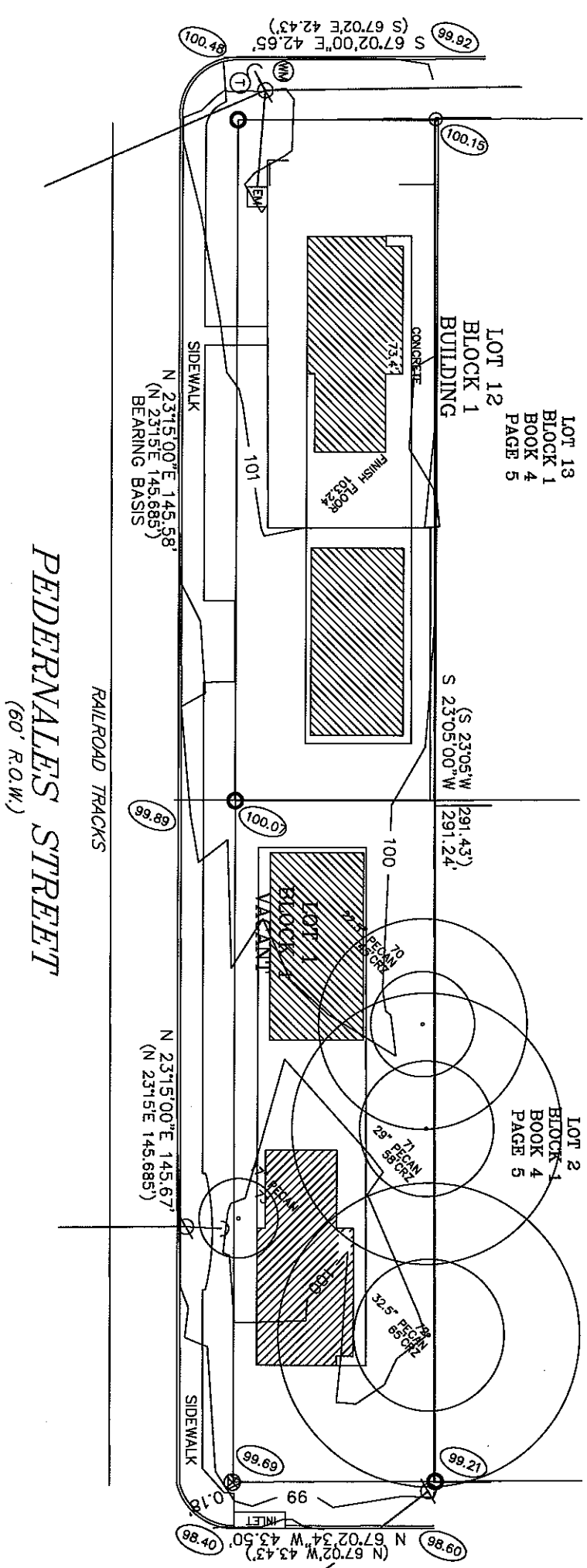




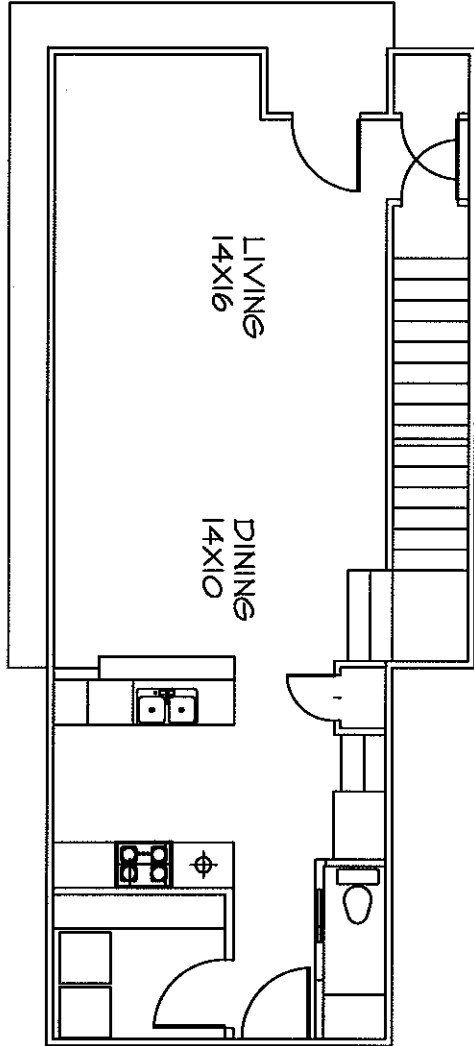




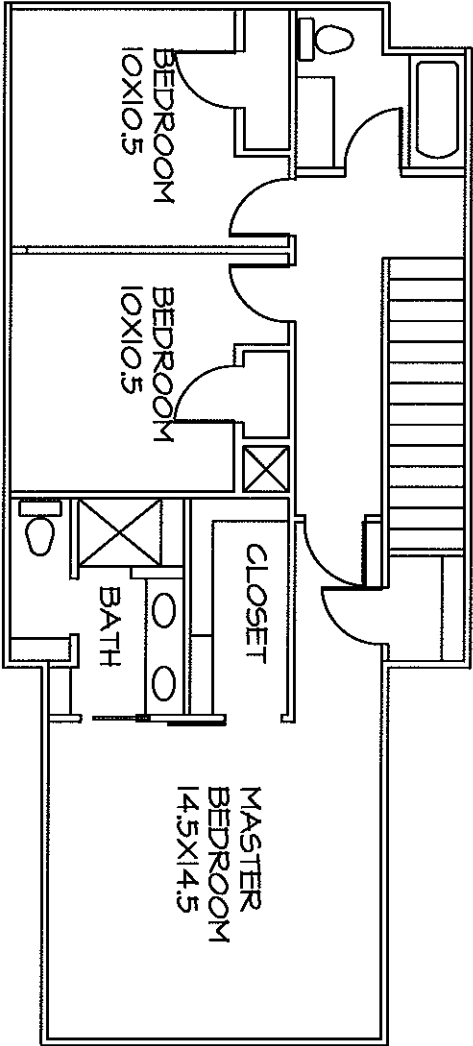
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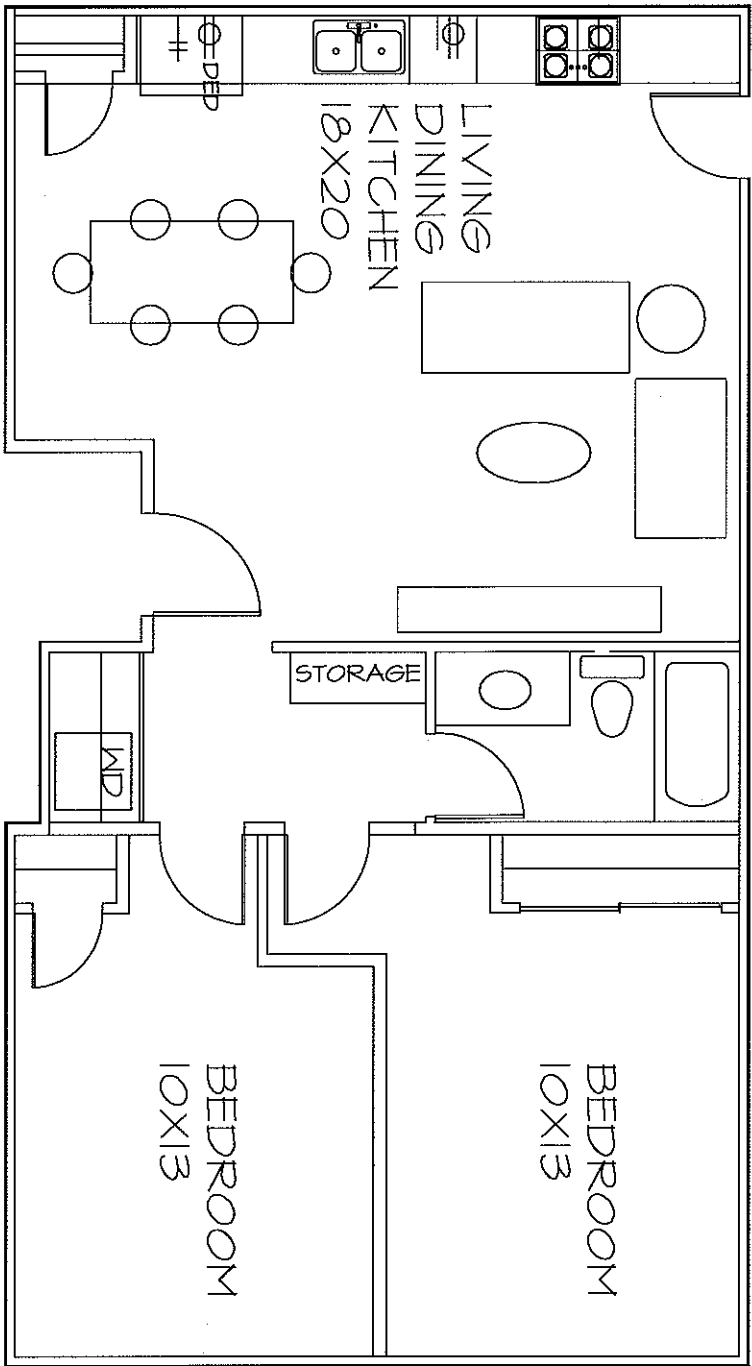
PEDERNALES STREET
(60' R.O.W.)



FIRST FLOOR PLAN



SECOND FLOOR PLAN



1 OPTION B

3/16" = 1'-0"

2501 EAST 4TH ST
TURNER RESIDENTIAL
AUSTIN TX 78702

RICHARD WEBBS, AIA
1905 CETONA
AUSTIN TX 78746
(512) 447-6806 PHONE
(512) 651-2005 FAX
richard@weissarc.com



WEISS
ARCHITECTURE

DATE: 4/5/13

DESIGNER: RW

PROJECT: 2501 EAST 4TH ST

REVISIONS:

NO. DATE REVISION

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